Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

1 York Road

Easingwold, YO61 3JF

£275,000

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A CHARMING AND WELL PRESENTED TWO DOUBLE BEDROOMED SEMI DETACHED PERIOD COTTAGE, OFFERING CHARACTERFUL ACCOMMODATION WITH RETAINED ORIGINAL FEATURES, INCLUDING EXPOSED BEAMS AND FIREPLACES, TOGETHER WITH A PRIVATE ENCLOSED REAR COURTYARD GARDEN, LOW MAINTENANCE FORECOURT, USEFUL ANCILLARY STORAGE AND THE SIGNIFICANT ADVANTAGE OF A DETACHED DOUBLE GARAGE, ALL CONVENIENTLY POSITIONED WITHIN LEVEL WALKING DISTANCE OF EASINGWOLD MARKET PLACE AND AMENITIES.

Mileages: York - 13 miles, Thirsk - 11 miles (Distances Approximate).

Reception/Staircase Lobby, Sitting room, Dining room, Fitted Kitchen.

First Floor Landing, 2 Double Bedrooms, Bathroom.

Outside: Gravelled Forecourt and Corner Garden to the Front, Paved Rear Garden with Attached Store, Detached Double Garage.

The property is approached through a timber hand gate, opening onto a paved pathway leading to the front door. Mature hedging and established borders provide structure and privacy, with the forecourt garden laid largely to gravel for ease of maintenance. A composite part glazed entrance door opens into a central RECEPTION LOBBY with a straight staircase rising to the first floor. Traditional panelled timber doors leading to;

The SITTING ROOM featuring an exposed timber ceiling beam with an open fireplace to the side. A UPVC double glazed window overlooks the front garden.

From the lobby to the other side a matching door leads to the DINING ROOM which is similarly in proportioned and retains strong period character, with a brick inset fireplace set on a stone hearth and framed by a timber surround and mantle. Exposed beams and a recessed storage cupboard complete the room, along with a front facing window overlooking the pleasant garden.

To the rear, a further six panel timber door opens into the KITCHEN/ BREAKFAST ROOM, fitted with oak fronted wall and base units one part leaded and glazed all complemented by granite effect counter top with tiled upstands. There is an electric hob with oven below with a chimney tyle extractor above, along with tiled splashbacks. The kitchen provides space and plumbing for a washing machine, space for a low level fridge, and separate space for a tall freestanding fridge freezer. A useful under the stairs cupboard is accessed to the side whilst a part glazed door leads directly out to the rear courtyard.

Stairs rise to the FIRST FLOOR LANDING where a full width floor to ceiling fitted wardrobes offer extensive storage with hanging and shelving.

The PRINCIPAL BEDROOM is a double room to the front elevation, with a UPVC double glazed window overlooking the garden and alcove space suitable for additional storage.

BEDROOM TWO is also a double, with loft access and a UPVC double glazed window enjoying pleasant views of Long Street.

HOUSE BATHROOM is fitted with a white suite comprising a panelled bath with thermostatically controlled shower over and modern aqua panelled surround, pedestal wash hand basin, and low suite WC. The room benefits from tiled flooring, a frosted UPVC double glazed rear window, extractor fan, and a useful shelved airing cupboard.

OUTSIDE to the rear is a private L-shaped courtyard garden, paved in stone for low maintenance. A step leads up to a rear gate providing onward access to off street parking. To the side of the courtyard is an attached STORE ROOM (9ft x 6ft 8) with power and lighting.

A personal door opens to a DETACHED DOUBLE GARAGE (17ft 5 X 15ft 9) with metal up and over door and power.

LOCATION - Easingwold is a thriving Georgian market town offering a wide range of independent shops, cafés, schools, and recreational facilities. There is excellent road access to the principal Yorkshire centres including Northallerton, Thirsk, Harrogate, Leeds, and York, with the nearby A19 providing convenient travel further afield.

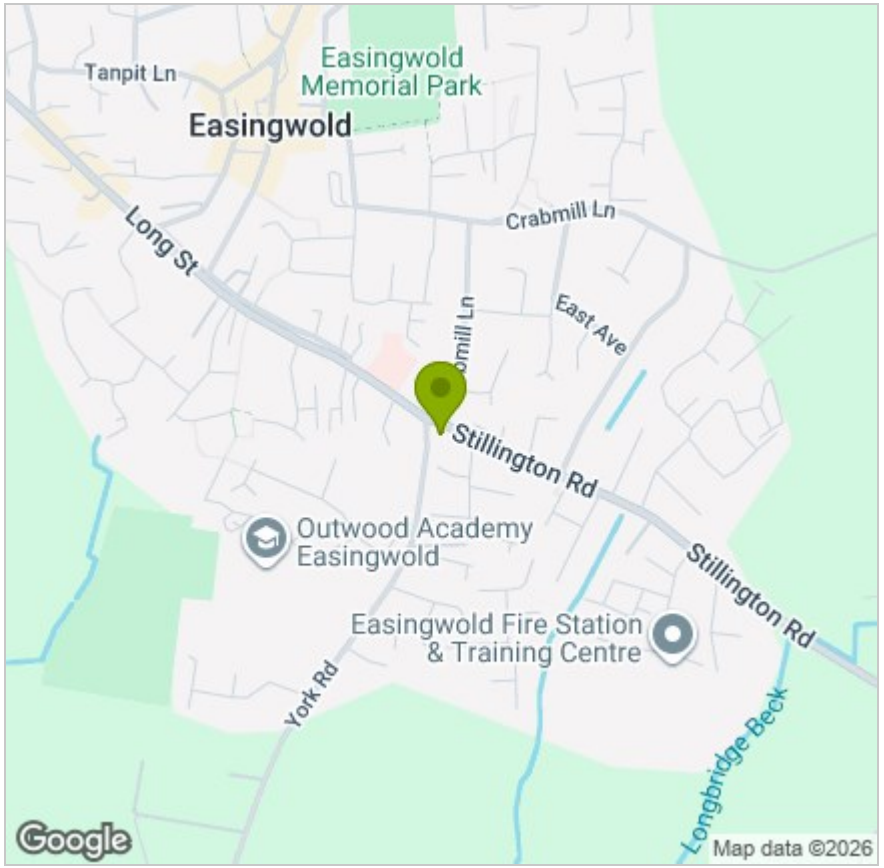
Postcode: YO61 3JF
Council Tax Band: B
Services: Mains water, electricity and drainage. Gas-fired central heating.

DIRECTIONS - From our central Easingwold office, turn left onto Long Street and turn right at the mini roundabout onto York Road, whereupon No. 1 York Road is positioned immediately on the left hand side, identified by the Churchills 'For Sale' board.

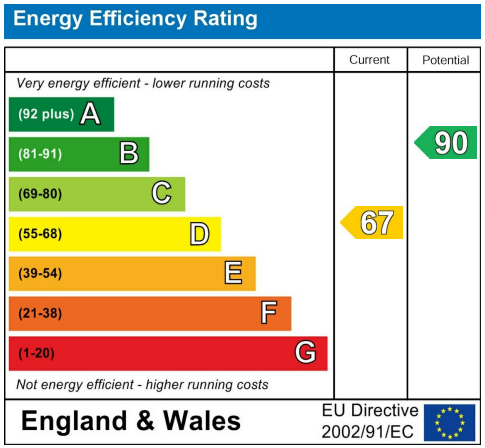
AGENTS NOTE: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

FLOOR PLAN

LOCATION



EPC



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